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AN ORDINANCE

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**AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES
THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF
SAN ANTONIO BY CHANGING THE CLASSIFICATION OF AND
REZONING CERTAIN PROPERTY DESCRIBED HEREIN.**

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BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Section 35-304 of the Unified Development Code which is Chapter 35 of the City Code and constitutes the comprehensive zoning ordinance of the City of San Antonio is hereby amended so that it shall hereafter include the following described changes of classification and the rezoning of the hereinafter designated property to-wit:

CASE NO. Z2003004 CS

The rezoning and reclassification of property from "C-2 ERZD" Commercial, Edwards Recharge Zone District to "C-2 CS ERZD" Commercial, Edwards Recharge Zone District with a conditional use for Mini-Warehouse and a Specific Use Permit for a Mini Warehouse site over 2.5 acres on the property listed as follows:

6.130 acres out of NCB 18394

Field notes describing the above mentioned tract are attached hereto and incorporated herein for all purposes.

1. All persons leasing a storage unit should be informed, in the lease agreement, that storage of chemicals and/or hazardous materials is not permitted. A copy of the standard lease agreement should also be submitted to SAWS for review. Staff from the Aquifer Protection and Evaluation Section of SAWS reserves the right to randomly inspect, without notice, any or all units to ensure compliance.
2. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 704-7305.
3. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division of the San Antonio Water System. Should the property be designated as a Category 2 property, all buffering of flood plains and sensitive recharge features shall be in accordance with Aquifer Water Ordinance # 81419.
4. The land uses within the commercial zoned areas shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at that site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as prohibited, that land use will not be permitted on that site.
5. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
 - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,

B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas,

C. A WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ),

D. A copy of the approved Water Pollution Abatement Plan.

6. All approved chemical storage areas shall be constructed with a depressed floor to contain and assist the cleanup of any spilled chemicals.

7. The storage, handling, use and disposal of all hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.

8. Landscaped areas shall be sensitive to minimizing water needs (i.e. use of native plants). The owner/operator of this development and each purchaser or occupant of an individual lot within this development shall be informed in writing about Best Management Practices (BMP) of pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by recognized authorities such as the Natural Resource Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, etc. shall be used.

9. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.

10. The owner or agent shall provide a copy of the standard lease agreement to the Aquifer Protection and Evaluation Section of the San Antonio Water System.

11. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

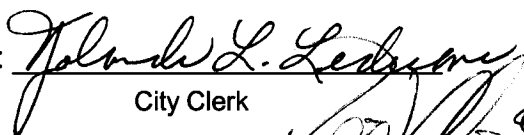
SECTION 2. All other provisions of Chapter 35, as amended, shall remain in full force and effect, including the penalties for violations as made and provided in Section 35 -491.

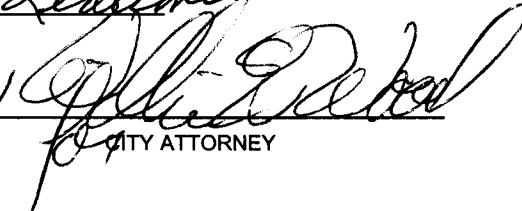
SECTION 3. The Director of Planning shall change the zoning records and maps in accordance herewith and the same shall be available and open to the public for inspection.

SECTION 4. This ordinance is not severable.

PASSED AND APPROVED THIS 27th DAY OF February 20 03

MAYOR: 
EDWARD D. GARZA

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
CITY ATTORNEY